



**JAMES  
ANDERSON**



## TO LET

Upper Richmond Road West, East Sheen, SW14

## £1,150 Per Month

Per Month

A well apportioned studio apartment located in the heart of East Sheen. There are many shops and amenities on your step, while Richmond Park, River Thames and Mortlake Station (23 mins to Waterloo) are only a short distance. This home features a wonderful living area with open-plan modern kitchen with fridge and microwave, and a separate bedroom with adjacent shower room. The W/C is shared with one other studio. Suitable for single-occupancy.



Spacious Bedroom



Shower Room



Unfurnished / Part Furnished



Open Plan Kitchen Living Room



EPC E | Council Tax C | Holding Deposit £265.38



Mortlake Train Station



East Sheen Primary School



Recently Refurbished Throughout



Well Kept Communal Areas



Deposit Required £1,326.92 | Minimum Term 12 Months

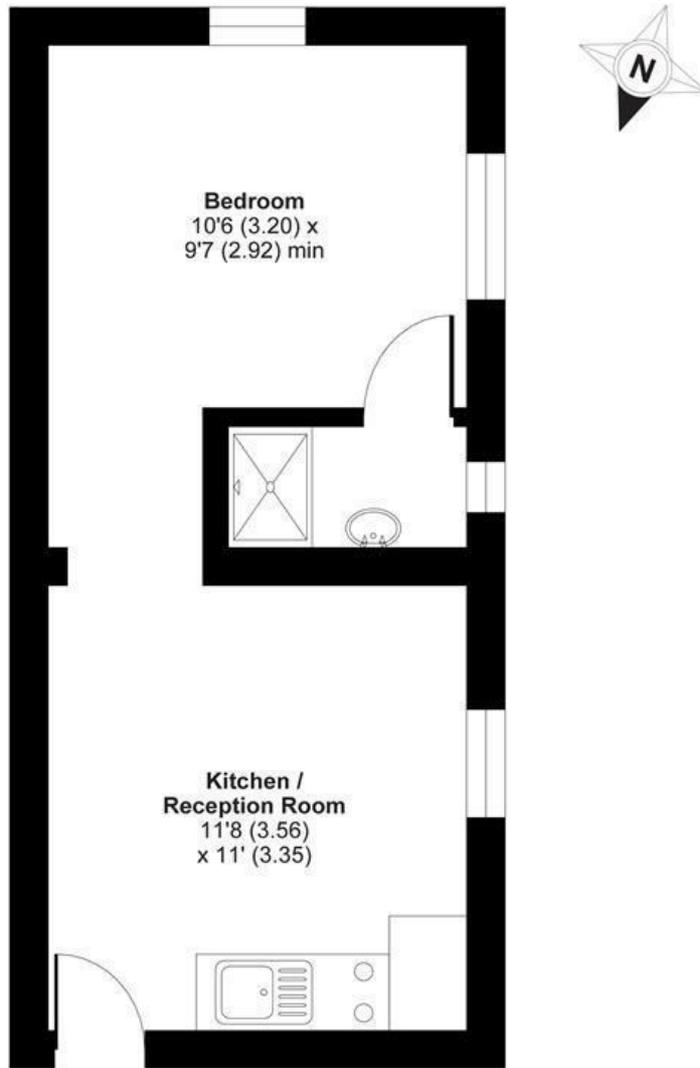


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 876 6611

# Upper Richmond Road West, East Sheen, London, SW14

APPROX. GROSS INTERNAL FLOOR AREA 279 SQ FT 25.9 SQ METRES



**SECOND FLOOR**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |           |
| (92 plus) <b>A</b>  |                            |           |
| (81-91) <b>B</b>  |                            |           |
| (69-80) <b>C</b>  |                            |           |
| (55-68) <b>D</b>  |                            |           |
| (39-54) <b>E</b>  |                            |           |
| (21-38) <b>F</b>  |                            |           |
| (1-20) <b>G</b>   |                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |           |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |           |

